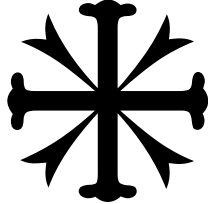


LA ESTANCIA

PLANNED AREA DEVELOPMENT



Adopted:
October 11, 1999
by Ordinance No. 9298

City of Tucson

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

LA ESTANCIA PLANNED AREA DEVELOPMENT



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I. INTRODUCTION

A. Purpose and Intent

The La Estancia Planned Area Development establishes comprehensive guidance and regulations for the development of homes and associated support services on approximately 565 acres along the north side of Interstate 10 between Kolb Road and Wilmot Road. The Planned Area Development implements the City of Tucson General Plan by specifying policies and site development standards, which, when adopted, will replace the current zoning on the property. The plan is a regulatory guide for the future development of a sustainable, balanced community of residential, office, commercial, industrial and recreational uses that promote an aesthetically pleasing living environment by ensuring high standards of development quality. Where appropriate, the Planned Area Development allows for alternative uses for any given development area, which provides market-responsive development without burdening the City of Tucson with continual rezoning applications.

The proposed La Estancia development provides a complementary mix of uses, while filling the need for planned development in the Tucson area. The proposed development plan includes open space, recreational, residential, commercial, public facilities, and light industrial uses. Recreation areas are a key component of the Plan, with a large community park near the center of the development. The Julian Wash is proposed to be relocated to the northern portion of the project, and will be developed as a linear park. Linkages to and between the parks will be provided through sidewalks and bike lanes along roadways, and a greenbelt along the El Paso gas line.

This mix of residential, commercial, service and industrial opportunities will also support the current 4,000 employees as well as the projected additional 20,000 employees of the University of Arizona Science and Technology Park situated next to the project site. This location of residences near employment opportunities will help achieve air quality goals by reducing vehicle trips.

The La Estancia Planned Area Development seeks to create a livable community, providing open space and recreational opportunities, people-oriented neighborhoods, local services within walking distance of homes, and increased opportunities for social interaction and communication.

The La Estancia Planned Area Development is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative/final plats or parcel maps, and any other development approval must be consistent with the Planned Area Development.

1. Relationship to the City and Subregional Plans

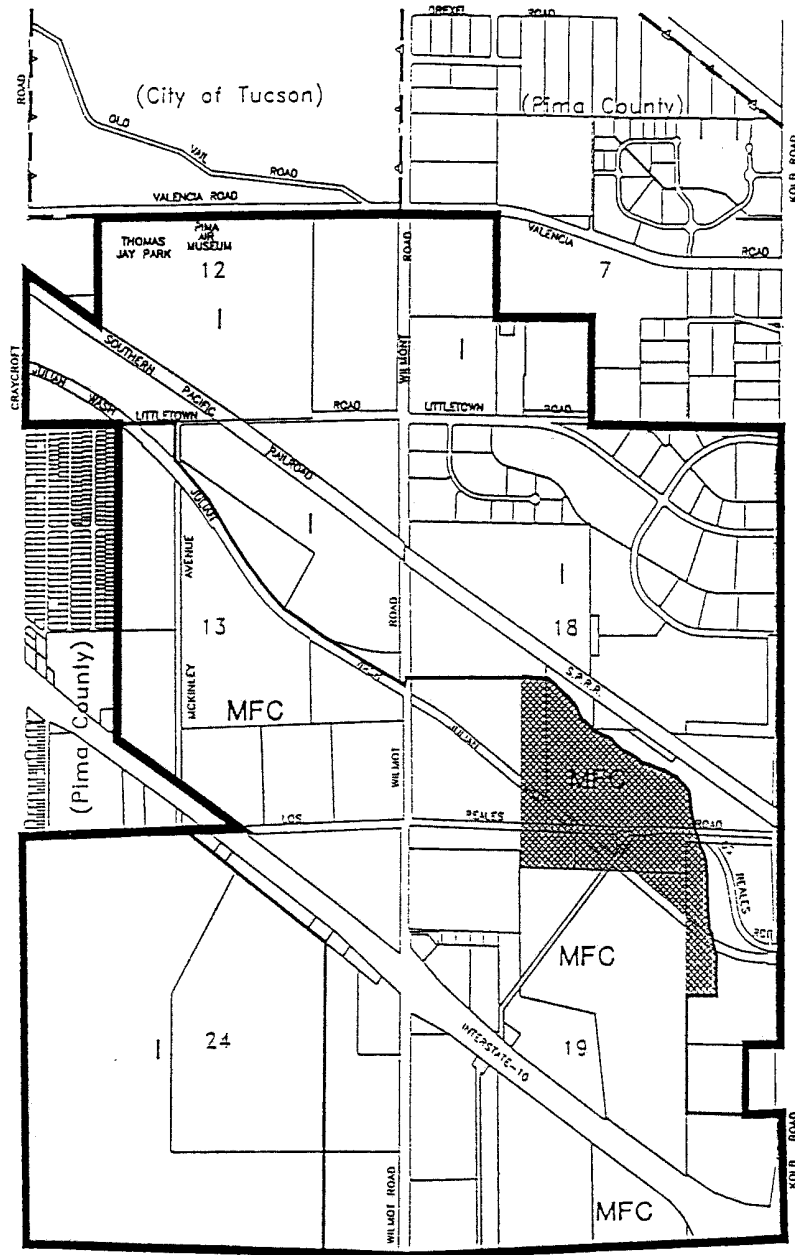
The primary objective of the La Estancia Planned Area Development is to implement the City's General Plan through the translation of the City's broader development policies into design concepts and development controls tailored to the plan area. All City policies, standards, criteria and procedures will be adhered to by this Planned Area Development, except where deviations are warranted to improve design quality, flexibility or harmony as specified herein.

This Planned Area Development/rezoning request is consistent with the goals and policies of the City's General Plan, General Plan* and Rincon Southeast Subregional Plan. Specifically, Policy 1.11 of the Land Use Section of the General Plan encourages the "support of master-planned development in areas that are not currently urbanized, such as in the southeastern part of the city, provided the proposed development reflects sensitivity to environmental resources, community innovations in design, and is phased or financed to meet infrastructure requirements." Policy 3.1 of the Commercial and Office Development Section of the General Plan and the Multifunctional Corridor guidelines within the Rincon Southeast Subregional Plan promote the integrated development of complementary nonresidential and residential land uses along major transportation corridors.



On July 6, 1999 the City Council approved an amendment to the Rincon Southeast Subregional Plan, changing the designation for a portion of the Planned Area Development from Urban Industrial to Multifunctional Corridor provided the Julian Wash and Los Reales Road are moved to the north boundary of the amendment site. This change is reflected in Exhibit I-A: Rincon Southeast Subregional Plan.

* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "*Comprehensive Plan* (CP)" was changed to the "*General Plan*" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.


EXHIBIT I.A: RINCON SOUTHEAST SUBREGIONAL PLAN MAP

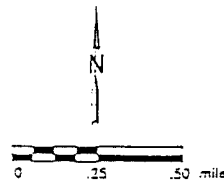


Planned Land Use Categories

-  Urban Industrial
-  Multifunctional Corridor

-  Annexation Area Boundary

 Map Amended Site to MFC Plan Designation, provided the Julian Wash and Los Reales Rd. are moved to the north boundary of the Amendment Site.



Map Detail #9RSSP
T.15 S./R.14 E. Sections
12, 13, 24
T.15 S./R.15 E. Sections
7, 18, 19

2. Project Objectives

Objectives of the La Estancia Planned Area Development are to:

1. Create a sustainable integrated mixed-use community that encourages environmentally sensitive site design and provides recreation/open space amenities in conjunction with new development.
2. Foster current principles of planning and subdivision design that reflect a sense of community and neighborhood.
3. Set an example for future growth in this part of the Tucson community.
4. Utilize state of the art building techniques and design to conserve energy, water and non-renewable resources.
5. Develop land uses logically on the property (considering clustering, massing and intensity of scale), to achieve continuity of design and establish a sense of identity.
6. Encourage innovative and imaginative design that creates a unique community character, encourages interaction among neighbors and diminishes the dominance of the automobile.
7. Establish a distinct urban character by employing New Urbanism and Neo-traditional concepts and promoting ideals as set forth by the Livable Tucson Vision Program.
8. Assure compatibility of new development with the existing environment by using compatible land uses, density transitions, setbacks, and variations in building height and by providing visual and pedestrian linkages.
9. Provide for pedestrian and bikeway networks throughout the Project in conjunction with the roadways to interconnect land uses and reduce the need for auto-related trips.
10. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines.
11. Provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner.
12. Provide locations for regional transit centers to serve this portion of the community.
13. Provide for spine infrastructure to create a state of the art wired community and enable homes and businesses to take advantage of any new, enhanced communication opportunities.

B. Area Description and Location

La Estancia consists of approximately 565 acres of predominantly vacant land located on the north side of Interstate 10, between Kolb Road and Wilmot Road, south of the Union Pacific Railroad. The Project area is shown on the Location Map (Exhibit I.B).

The site is surrounded by a variety of land uses. Surrounding developments include the University of Arizona Science and Technology Park to the east and industrial uses to the east and north. To the south is Interstate 10; across the interstate is a proposed manufactured home community, the Voyager RV Resort and residential community. To the west is a new manufactured home community, vacant land, and a former truck stop being converted to a recreational vehicle service facility.

Since the property was acquired from several different owners, A.L.T.A. surveys were prepared separately for each acquisition. Copies of the surveys can be found in Appendix A. Tax code numbers and ownership information can be found in Appendix B.

C. Development Partnership

Certain elements of the La Estancia Planned Area Development require cooperation through a partnership between the developer and City of Tucson. The following issues will be mutually resolved during the block platting process prior to recording an acceptable block plat:

- Realignment of Los Reales Road and exchange of appropriate land ownership.
- Dedication of a community park for public ownership and maintenance in accordance with criteria listed in the Open Space and Recreation Plan (Section II.C) of this document.
- Removal of existing billboards. Current leases are on a month-to-month basis and may be terminated by the property owner with 30-day notice.
- Realignment of Julian Wash and exchange of necessary land ownership shall occur in the first phase of development at the expense of the property owner with approval from all affected public agencies.

The remaining issues will be resolved at times agreed upon by the affected parties:

- Improvements to the Julian Wash linear park will be at the expense of the property owner. Design for this facility will be reviewed and approved by the City of Tucson and Pima County Flood Control District. Development of the park will occur in accordance with the phasing plan and Open Space and Recreation Plan (Section II.C) of this plan.
- Formation of a landscape improvement district for the upgrade and enhancement of Kolb Road from Valencia Road to Interstate 10. The entity to administer this district will be agreed upon by the City, County and private

owners prior to any capital improvements being performed on Kolb Road. Landscape improvements will be coordinated with other upgrade requirements for Kolb Road addressed elsewhere in this plan.

- Provision of land for up to two regional transit centers. The size and locations shall be mutually determined by the property owner, City of Tucson and Suntran. The timing for this dedication of property will be based on an overall assessment by Tucson, Pima Association of Governments, Suntran and other appropriate entities which demonstrates the actual need for such facilities.
- Realignment of University of Arizona Science and Technology Park entry to create signalized four-way intersection. This will be agreed upon by all affected property owners prior to required improvements to Kolb Road.
- Provision of land for and coordination with City of Tucson for a regional recycling center. This property will be made available rent free and coordinated with the appropriate city agencies at the time the need for such a facility is identified by the City.
- Make land available for future light rail and express rail service stations near the railroad based on any current or proposed long-range transportation plans. Land will be set aside upon a request from the appropriate planning agency within two years of the adoption of this plan.

EXHIBIT I.B: REGIONAL/VICINITY MAP

